007.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,400 / 959,400
					USE VALUE:	959,400 / 959,400
					ASSESSED:	959,400 / 959,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150	-152	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLAYTON JAMES P--ETAL
Owner 2:	BLOMQUIST SUSAN M
Owner 3:	
Street 1:	152 BROOKS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2301 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5660.000	482,000	5,600	471,800	959,400
Total Card	0.130	482,000	5,600	471,800	959,400
Total Parcel	0.130	482,000	5,600	471,800	959,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.99 | /Parcel: 416.99

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct: 6371

GIS Ref:

GIS Ref:

Insp Date: 12/08/17

!685!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,000	5600	5,660.	471,800	959,400		Year end	12/23/2021
2021	104	FV	460,100	5600	5,660.	471,800	937,500		Year End Roll	12/10/2020
2020	104	FV	460,300	5600	5,660.	471,800	937,700	937,700	Year End Roll	12/18/2019
2019	104	FV	358,800	5600	5,660.	501,300	865,700	865,700	Year End Roll	1/3/2019
2018	104	FV	360,600	5600	5,660.	365,700	731,900	731,900	Year End Roll	12/20/2017
2017	104	FV	337,800	5600	5,660.	318,500	661,900	661,900	Year End Roll	1/3/2017
2016	104	FV	337,800	5600	5,660.	271,300	614,700	614,700	Year End	1/4/2016
2015	104	FV	300,200	5600	5,660.	265,400	571,200	571,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:52:13

LAST REV

Date	Time
01/25/18	14:54:34
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOMQUIST	23035-539		4/1/1993		185,000	No	No	Y	

USER DEFINED

Prior Id # 1:	6371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Inspected	PH	Patrick H
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
9/22/1999	Meas/Inspect	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5660		Sq. Ft.	Site		0	80.	1.04	1									471,840						471,800	

Total AC/HA:	0.12994	Total SF/SM:	5660	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	471,840	Spl Credit		Total:	471,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12043011
Const Adj.:	0.98490196
Adj $ / SQ:	198.632
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654900
Depreciation:	172894
Depreciated Total:	482007

COMMENTS

ADDL WORK IM PROGRESS, RE-CK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

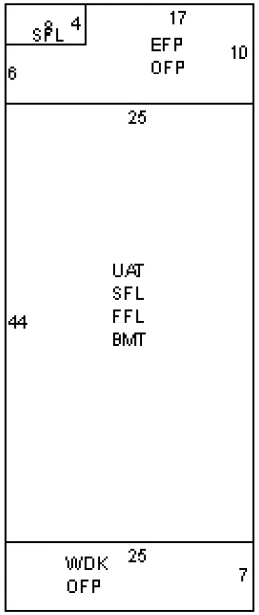
No Unit	RMS	BRS	FL
1	5	2	1
1	6	3	2
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.63
Special Features:	0	Val/Su Net:	109.72
Final Total:	482000	Val/Su SzAd	215.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,132	198.630	224,852
BMT	Basement	1,100	59.590	65,549
FFL	First Floor	1,100	198.630	218,496
OFP	Open Porch	393	20.390	8,012
UAT	Upper Attic	275	94.350	25,946
EFP	Enclos Porch	218	39.110	8,527
WDK	Deck	175	11.540	2,019

	Net Sketched Area:	4,393		Total:	553,401
Size Ad	2232	Gross Area	5218	FinArea	2301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	A	AV	1925	23.38	T	40	104			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:	
				Total:	5,600